



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2208480

Applicant Name: Norm Yelin

Address of Proposal: 1535 15th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three unit lots. Proposed unit lot parcel sizes are: A) 1,911.7 square feet; B) 1,338.9 square feet; and C) 1,004.3 square feet. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of one single family residence and one two unit townhouse has been approved under Project #2201099.

The following approval is required:

Short Subdivision – To create three unit lots.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description and Area Development

The subject property is located midblock on 15th Avenue So. in the North Beacon Hill neighborhood of Seattle. The site measures approximately 4255.0 square feet and is zoned Multi-family Residential Lowrise 2 (L2). The lot has approximately 38.18 feet of street frontage

along 15th Avenue So. and a depth of approximately 100.33 feet. At this location, 15th Avenue is paved two lane road with sidewalks, curbs and gutters and on street parking on the eastern side of the street.

Proposal Description

The applicant proposes short subdivide one parcel into three unit lots. Proposed unit lot parcel sizes are: A) 1,911.7 square feet; B) 1,338.9 square feet; and C) 1,004.3 square feet. Vehicular access to the residential structures will be from a shared driveway off 15th Avenue So. as there is no alley.

Public comment

During the comment period, which ended on January 15, 2003, no comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short subdivision shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designated to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information proposed by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Drainage, Seattle City Light, and review by the development analyst, the following findings are made with respect to the above cited criteria:

1. The lots created by the proposed subdivision conform to all development standards of Lowrise 2 zones. Each lot will provide adequate area to meet applicable setbacks and lot coverage requirements.
2. All unit lot parcels will have vehicular access from a common shared driveway via 15th Ave. So. The Seattle Fire Department has no objections to the proposal. Seattle City Light has approved the proposal and requested an overhead underground electrical facility easement.
3. The three residential units will likely connect to an existing 8-inch public sewer (PSS) located in 15th Avenue So. All future drainage onsite will be directed to an 18-inch public storm drain also located on 15th Avenue So. Seattle Public Utilities approved this proposal under WAC # 03-0049.
4. The Seattle Municipal Code seeks to preserve and maintain the physical character of single family residential areas in ways that both encourage and nurture housing opportunities for all the cities residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection. The project will be conditioned to provide for the proper display of addresses for unit lots that do not have street frontage. In addition, the site also provides adequate drainage and sanitary sewer disposal. Therefore, the public use and interests are served by permitting the proposed subdivision.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. The subject site currently has no trees on it as construction of the units has already begun. In order to meet the obligations of the tree preservation and planting requirement for new single family development (SMC 23.44.008), the applicant has proposed the addition of trees to the site. Thus, the tree preservation/planting condition is satisfied.
7. This section of the Land Use Code provides that lots for townhouses and certain other housing may be created, which do not individually meet the requirements for lot size, setbacks, density and structure width and depth. Review of this site plan shows that the proposed unit lot subdivision conforms to applicable standards of SMC 23.24.045, and applicable standards in the L-2 zone.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide a covenant, easement or other agreement which provides an area for posting the addresses for unit lots B and C that is visible from 15th Avenue So.
2. Provide a covenant, easement or other agreement which insures unit lot B and C will preserve the privacy of the open space for unit lot A.
3. Provide a covenant, easement or other agreement which provides ingress and egress to unit lots B and C from unit lot A to maintain, replace or repair all areas of eaves, gutter or roof which hang over open space for unit lot A.
4. Provide final recording forms and fees.
5. Add the complete City Light easement language to final the plat.
6. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The location of all utilities shall be shown on the face to the plat. The short plat drawings shall be stamped by a licensed surveyor.
7. The applicant shall add a note to the face of the plat stating: *"The lots are not separate buildable lots. The dwelling units constructed on this site are non-conforming structures permitted pursuant to 23.42.102. Additional development on any individual lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Municipal Code."*

Signature: _____ (signature on file) Date: March 6, 2003

Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

GW:bg